

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 13, 2006

ITEM No. _____

CASE NUMBER/
PROJECT NAME

40-DR-2006
Nystrom Offices

LOCATION

10309 N. Scottsdale Road

REQUEST

Request approval of site plan and elevations for a two-story executive suite office building.

OWNER

David Nystrom
480-778-8350

ENGINEER

N/A

ARCHITECT/
DESIGNER

Franklin Architects
623-580-0632

APPLICANT/
COORDINATOR

Jason Nystrom
Nystrom Business Sales
602-999-3139

BACKGROUND

Zoning.

The site is located in the Highway Commercial District (C-3), which generally allows a mix of retail, commercial, and office land uses. In July 2005, the Zoning Board of Adjustment approved variances to increase allowable floor area ratio and volume.

Context.

The 2,400 square foot site is located within the Windmill Plaza commercial center. The existing shopping center was constructed in the late 1960's, and was originally subdivided utilizing Maricopa County standards (early 1960's), prior to incorporation into the City of Scottsdale. The center has buildings that front the roadways and perimeter of the shopping center, with the parking lot located in the middle of the center. This parcel is one of the last unimproved parcels in the center.

Adjacent Uses:

- North: 27-foot tall commercial building, zoned C-3 District
- South: 16-foot tall commercial building, zoned C-3 District
- East: Alley and commercial storage building, zoned C-2 District
- West: Shared parking lot, zoned P-2 District

APPLICANT'S
PROPOSAL

Applicant's Request.

This is a request for approval of a new office building located within an existing commercial center, with abutting buildings to the north and south.

Development Information:

- Existing Use: Vacant

- Proposed Use: Office
- Parcel Size: 2,400 square feet
- Building Size: 3,800 square feet
- Building Height Allowed: 36 feet
- Building Height Proposed: 27 feet
- Parking Required: 15 spaces (1,050 for entire center)
- Parking Provided: 1,120 in the shared parking lot
- Open Space Required: 386 square feet
- Open Space Provided: 480 square feet
- FAR: 1.58

DISCUSSION

The proposed 2-story building will occupy 80% of the entire 30-foot wide lot in an existing commercial center, and will abut existing commercial buildings to the north and south. The building to the north is also 2-story with similar height (27 feet), and the building to the south is 1-story (16 feet tall). The buildings within the existing center all have individual architectural styles, with varying heights, character, materials, and color compositions. The buildings adjacent to the site are tan stucco colored buildings with a combination of parapet and sloped s-tile roofs.

The proposed building will also be tan stucco colored (Behr Classic Taupe, 290E-3 and Behr Cliff Rock 290F-4) with a combination of parapet and sloped s-tile roof. The applicant is also proposing a 2-story ledgerstone accent at the front pop out entrance feature. Limited landscaping consisting of shrubs and groundcover is proposed in front of the building, and additional landscaping has been stipulated for the rear.

OTHER BOARDS AND COMMISSIONS

In July 2005, the Zoning Board of Adjustment approved variances to increase allowable floor area ratio and volume.

STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

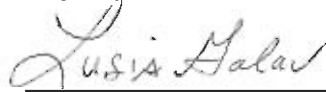
STAFF CONTACT(S)

Tim Curtis, AICP
Principal Planner
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY



Tim Curtis, AICP
Report Author



Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan/Landscape Plan
5. Color Elevations
6. Photo Simulation/Height Comparison
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

**DRB Project Narrative
40-DR-2006**

June 29, 2006

NYSTROM OFFICES – Located at 10309 N. Scottsdale Road

The proposed two-story office building is located on one of the few remaining unimproved lots in the Windmill Plaza. Our intention is to construct a building for office suites and/or multi-use just like the rest of the Plaza. We have chosen similar materials and colors that are throughout the Plaza and surrounding area such as tan stucco parapet with a sloped s-tile roof and ledge stone veneer for continuity. We will take advantage of modern day construction material for safety and city requirements (up-to-date wiring, fire sprinklers, ADA requirements, bicycle racks, etc.) to make the building the safest, most attractive and user-friendly space in the Plaza.

We would like to request that the following stipulations be addressed:

LANDSCAPING IN THE REAR OF THE BUILDING: We ask that you not require us to have landscaping in the rear of the building that is similar to the front. It is our intention to build a 6 foot perimeter wall that is stuccoed and painted to match the building, similar to the adjacent buildings to the North and South as seen in Context photo 5. We intend to have a small amount of either planted or potted landscaping within that enclosure. Context Photos 4 & 6 show that only a couple of the buildings to the South along this alley have landscaping in the rear of their building.

PARKING AREA IMPROVEMENT: We ask that you not require us to improve the parking lot with 2.5 inches of asphalt over 4 inches of aggregate. Due to the use of a shared parking lot, improvements to that parking lot are maintained by the Owner's association. We intend to re-stripe the parking spaces directly in front of our building to accommodate two ADA parking spaces, one with the required clearance for van accessible.

REFUSE ENCLOSURES: We ask that you not require us to build a refuse container on the East side of the alley. Context photos 4 & 6 show that none of the refuse containers in the alley have enclosures. I believe this is because there is not enough room for the enclosures. The alley is only 20 feet wide, therefore, an enclosure to accommodate a 6-foot wide refuse container at a 30 degree angle would not allow enough room for collection and clearance for a waste services vehicle.

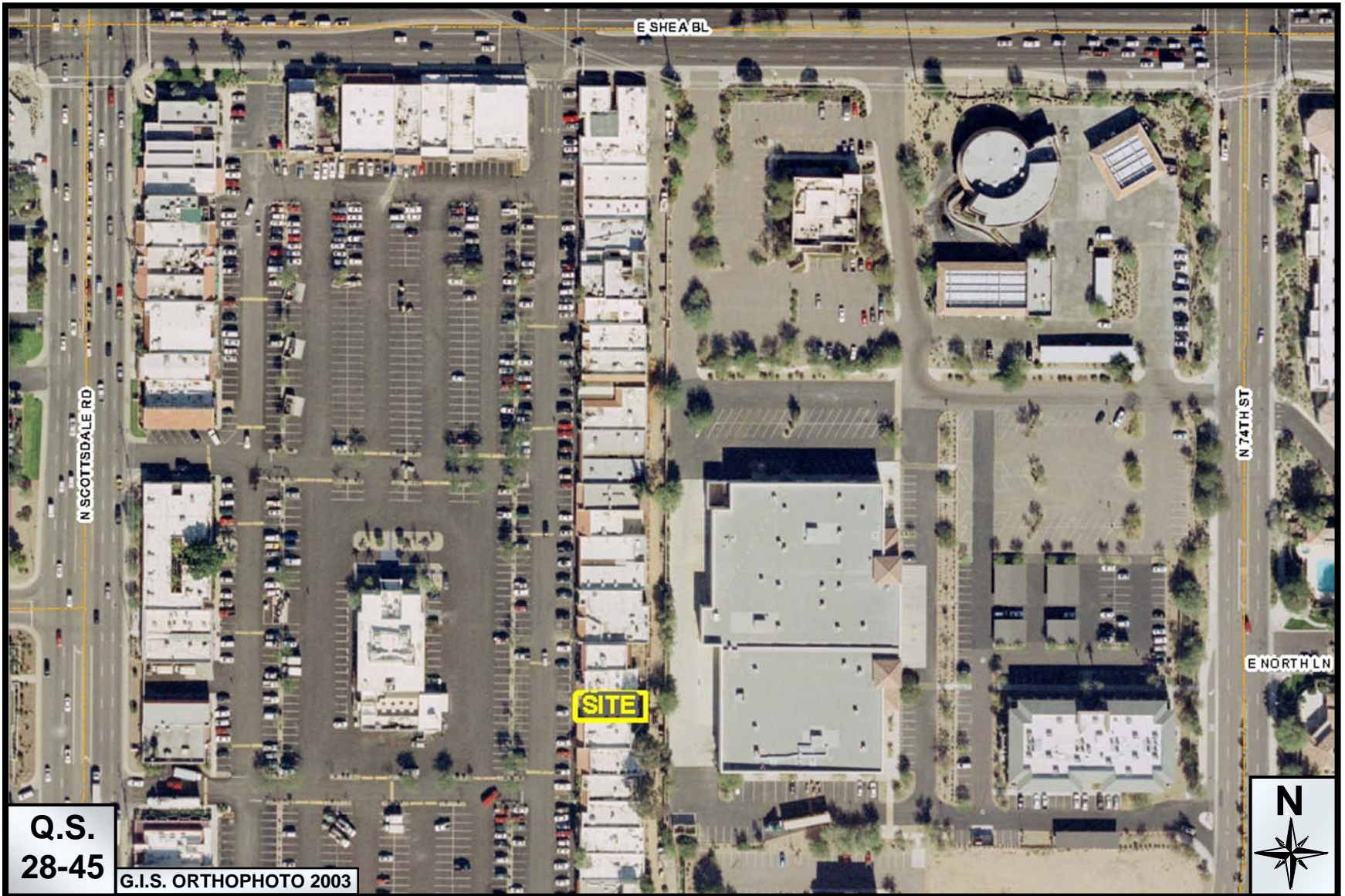
We believe that the look and construction of our building will encourage others in the plaza to renovate and update their buildings. We have seen an increase in enthusiasm from both the Plaza building owners and the city staff as many of these buildings have and continue to be renovated. It is our opinion that with the approval of our building and the many steps we have taken to accomplish this (variance, parking lot analysis, Association approval, meeting city requirements within an older development area, etc.) and with a little help from the city planning department, it will make it easier for the building owners to renovate and improve the quality of the Windmill Plaza.

Sincerely,

David M. Nystrom (Owner)
(480) 778-8350

**40-DR-2006
06/29/2006**

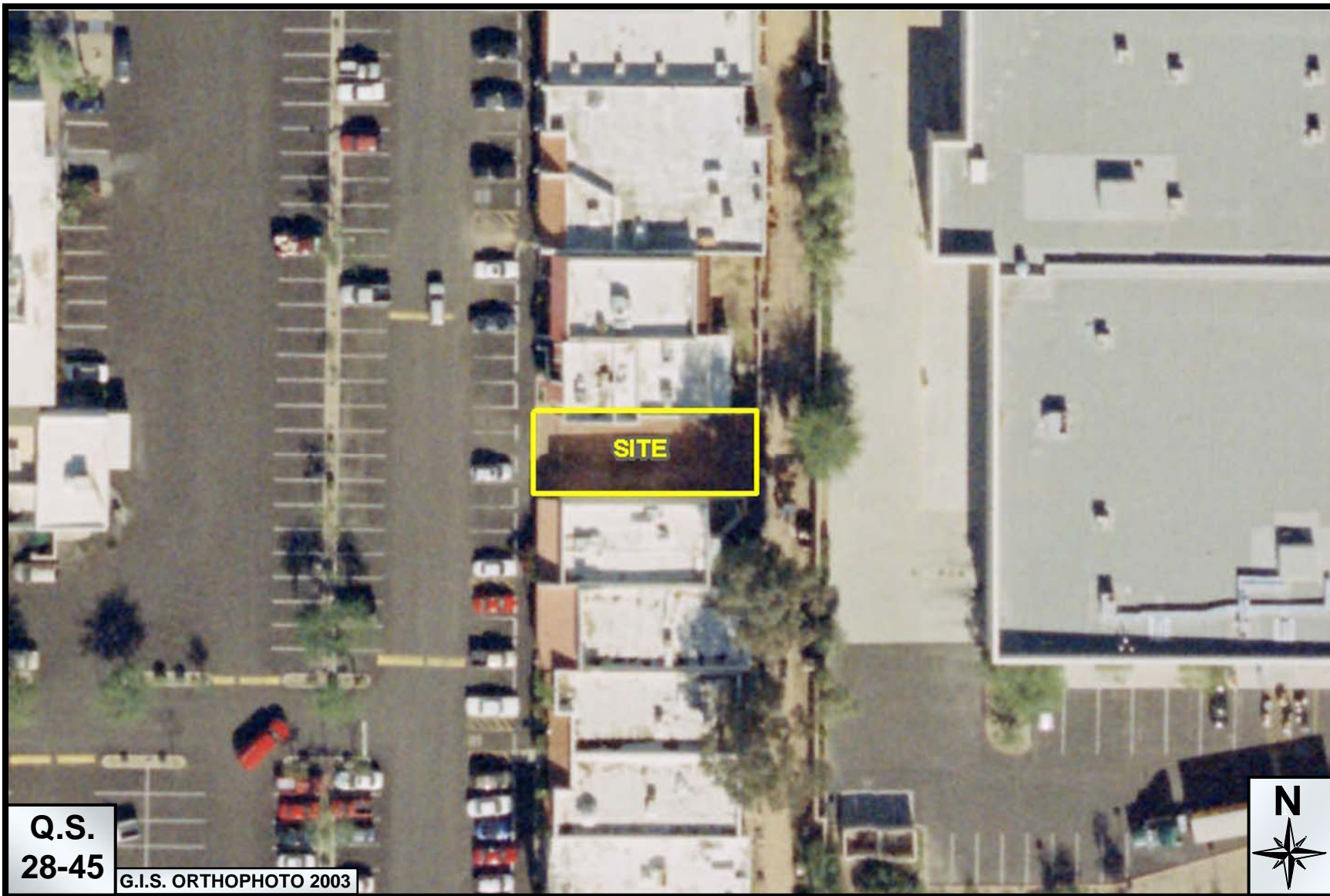
ATTACHMENT #1



Nystrom Offices

40-DR-2006

ATTACHMENT #2



Q.S.
28-45

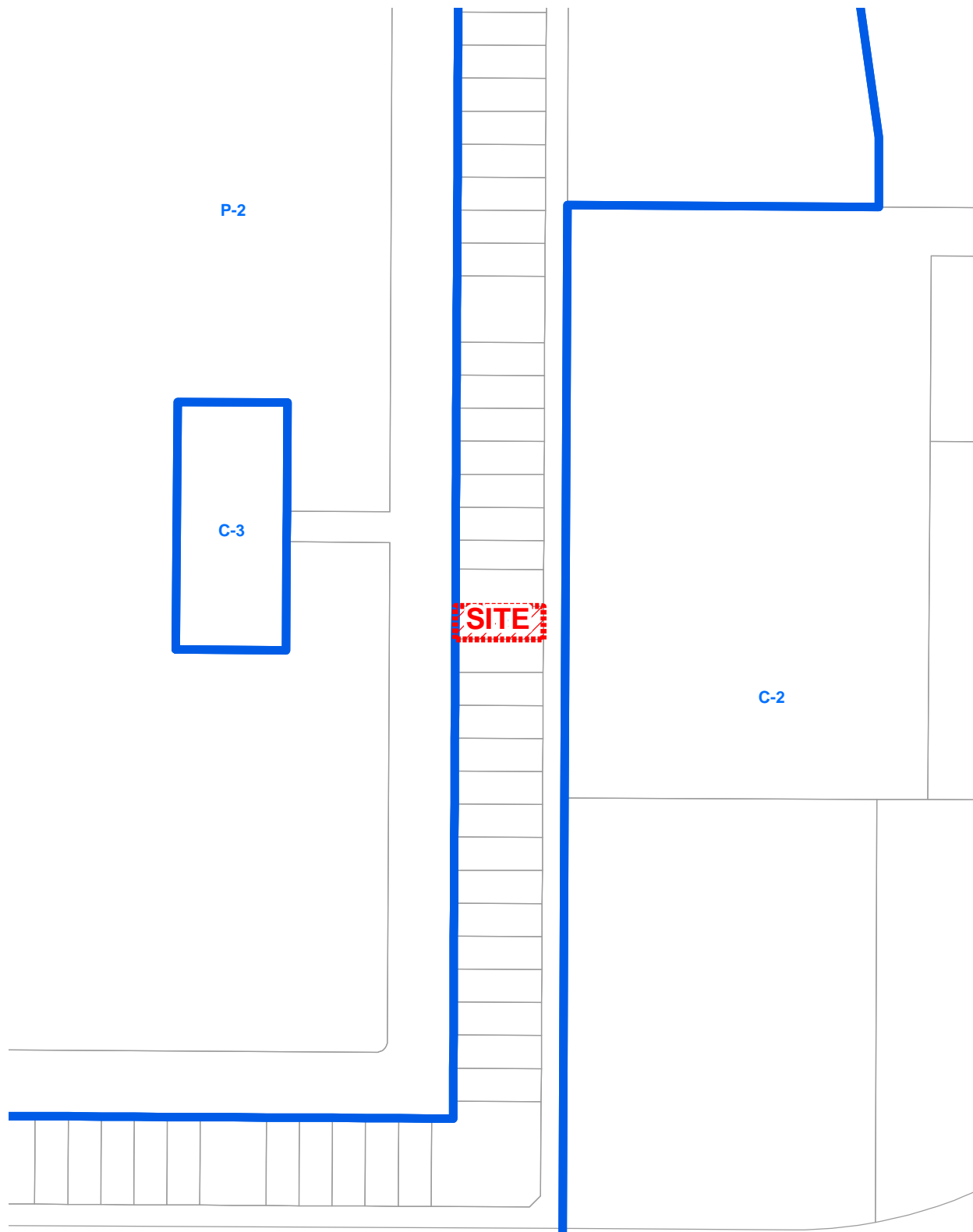
G.I.S. ORTHOPHOTO 2003



Nystrom Offices

40-DR-2006

ATTACHMENT #2A

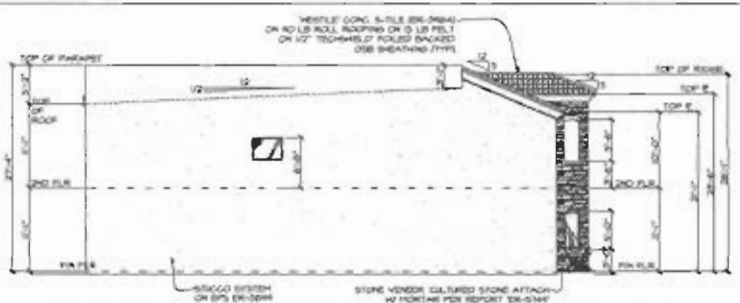


40-DR-2006

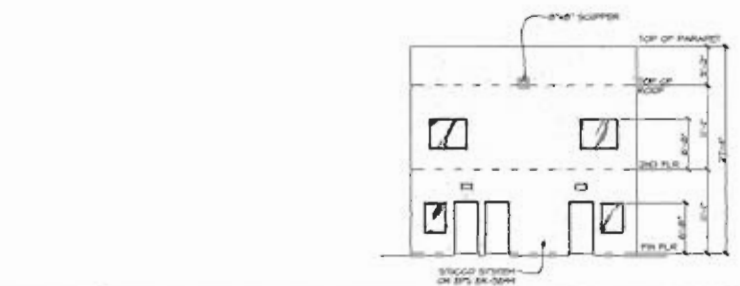
ATTACHMENT #3

I

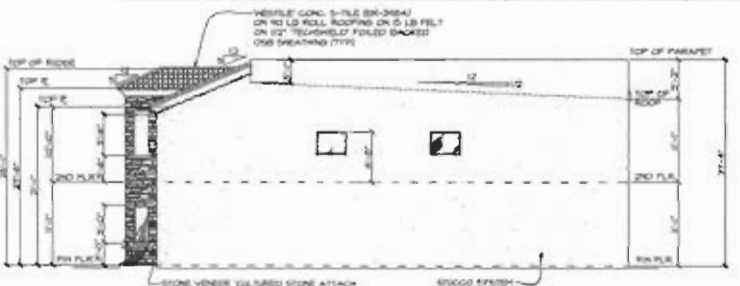
THIS DOCUMENT IS THE PROPERTY OF FRANKLIN ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF FRANKLIN ARCHITECTS IS STRICTLY PROHIBITED. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SUBJECT TO LEGAL ACTION.



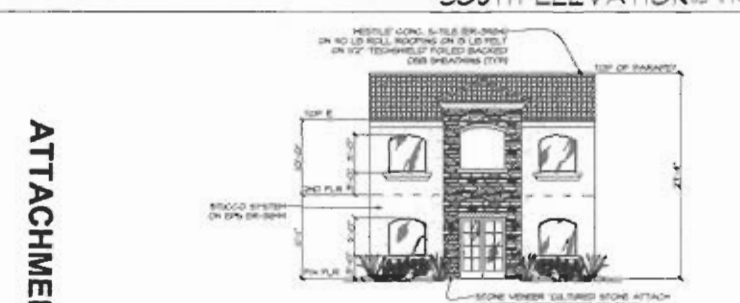
NORTH ELEVATION 1/8" = 1'-0"



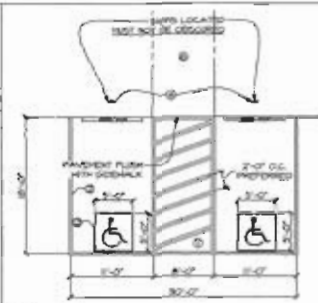
EAST ELEVATION 1/8" = 1'-0"



SOUTH ELEVATION 1/8" = 1'-0"

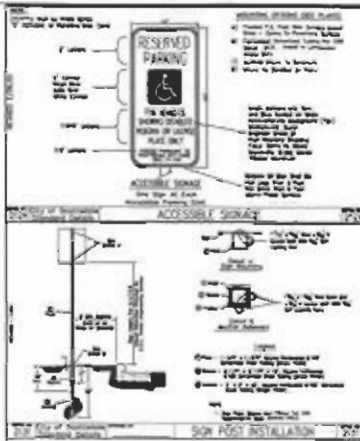


WEST ELEVATION 1/8" = 1'-0"



- NOTES:**
- 8 FT ACCESS WIDE REQUIRED
 - ACCESSIBLE SPACES MUST BE FREQUENTLY OUTLINED IN COLOR OR MATERIALS CONTRASTING FROM REGULAR PARKING SPACES
 - 4" OUTLINE STRIPING REQUIRED (TRAFFIC YELLOW PREFERRED)
 - ACCESSIBLE WIDE SHALL BE CLEARLY MARKED (GLASS/WHITE/BLACK STRIPES SPACED 2' O.C. PREFERRED)
 - INTERNATIONAL ACCESSIBLE SYMBOL REQUIRED
 - BLUE & YELLOW SYMBOL PREFERRED
 - SYMBOL CAN BE DISPLAYED WITHOUT BLUE BACKGROUND
 - ACCESSIBLE SIGN REQUIRED - MUST NEVER BE DESIGNED
 - REQUIRED STANDARD REGULATORY SIGN MAY BE POSTED ON EXISTING / DECORATIVE POST OR BACKING PROVIDED HIGHLY VISIBLE, CONTRASTING, AND NOT
 - THE PATH OF TRAVEL FROM ACCESSIBLE PARKING TO THE BUILDING ENTRANCE NEEDS TO BE CONTINUOUS, STABLE, FIRM, SLIP-RESISTANT, MIN. 5' WIDE, WITH NO LEVEL CHANGES GREATER THAN 1/4", AND A REASONABLE CROSS SLOPE. ALSO, ENTRANCES NEED TO BE BARRIER-FREE

ACCESSIBLE PARKING REQUIREMENTS (I.L.A.)



SITE INFORMATION

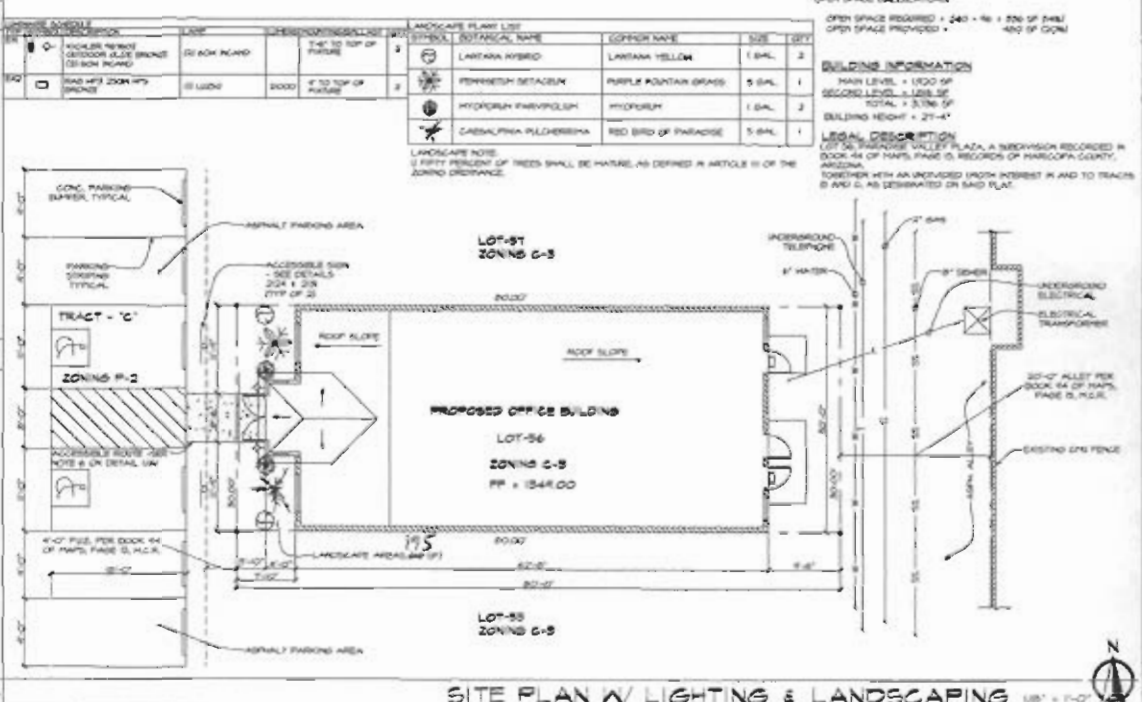
GROSS LOT AREA:	3000 SF (LOT ACRES)
NET LOT AREA:	2400 SF (LOT ACRES)
NET FLOOR AREA:	1920 SF
REQUIRED BUILDING LOT COVERAGE:	1920 SF = 80%
PROVIDED BUILDING LOT COVERAGE:	1920 SF = 80%
REQUIRED OPEN SPACE:	600 SF
PROVIDED OPEN SPACE:	600 SF
BUILDING VOLUME PROVIDED:	20624 SF

OPEN SPACE CALCULATIONS

TOTAL FLOOR AREA:	3736 SF
NET SITE AREA:	2400 SF
NET FLOOR AREA:	1920 SF

LEGAL DESCRIPTION

LOT 36, PARADISE VALLEY PLAZA, A SUBDIVISION RECORDED IN BOOK 44 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA. TOGETHER WITH AN UNDIVIDED UNCHAINED INTEREST IN AND TO TRACTS B AND C AS DESIGNATED ON SAID PLAT.



SITE PLAN W/ LIGHTING & LANDSCAPING 1/8" = 1'-0"

ATTACHMENT #4

DATE: 05/23/06

PROJECT: PARADISE VALLEY PLAZA, 10304 N. SCOTTSDALE RD, SCOTTSDALE, AZ 85258

OWNER: CHN / DAVID M. NYSTROM PLLC

ARCHITECT: FRANKLIN ARCHITECTS, 510 WEST LINCOLN PLACE, GLENDALE, AZ 85301

CONTACT: JASON NYSTROM, 8502 44th AVE, SCOTTSDALE, AZ 85258

FRANKLIN ARCHITECTS

510 WEST LINCOLN PLACE

GLENDALE, ARIZONA 85301-0632

5721 N. LEIBER, PL

SCOTTSDALE, AZ 85258

THE LAYOUT OF THE MASTER PLAN

OF THE PROJECT

NYSTROM OFFICES

PARADISE VALLEY PLAZA

10304 N. SCOTTSDALE RD.

SCOTTSDALE, AZ 85258

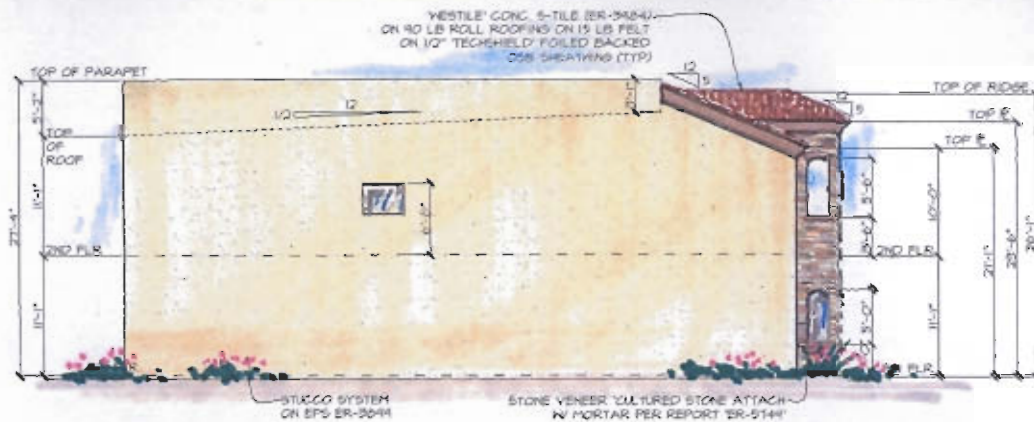
PROJ: 16-3

DRAWN: [Signature]

JOB NO. [Blank]

SHEET: [Blank]

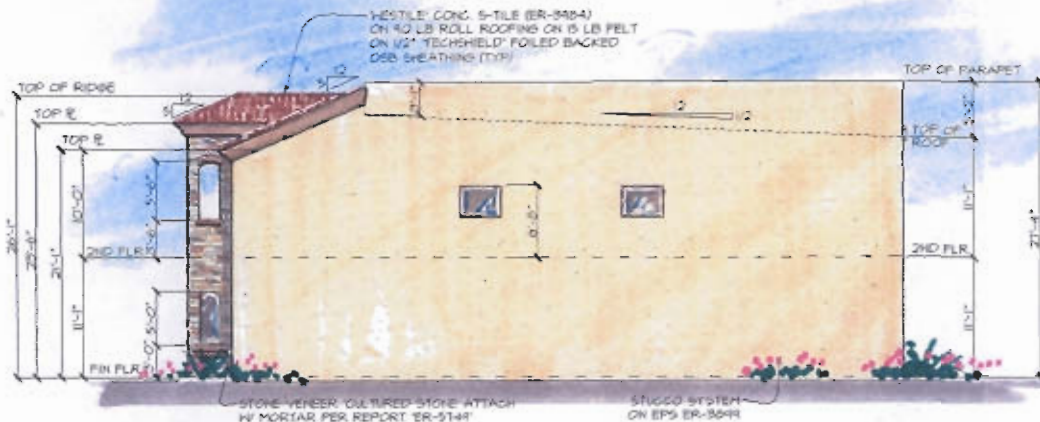
OF SHEETS: [Blank]



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

EXTERIOR FINISH SCHEDULE

	(ALL PAINT BY BEHR)
STUCCO (BODY COLOR)	CLASSIC TAUPE (290E-3)
POP OUTS	CLIFF ROCK (290F-4)
ROOF TILE	WESTILE - ARIZONA SIERRA MISSION COLOR THRU "RUSTIC TERRACOTTA"
STONE	OWENS CORNING - SHALE COUNTRY LEDGESTONE (C5V-20044)

NYSTROM OFFICES
PARADISE VALLEY PLAZA
10309 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85253

THE LORD
OUR GOD IS
THE MASTER
ARCHITECT

FRANKLIN ARCHITECTS
5721 W. LEIBER PL
GLENDALE, ARIZONA 85310 (623) 580-0632

DATE:
09/26/05

40-DR-2006
4/4/2006



Nystrom Business Sales

OFF: (480) 778-8350 FAX: (480) 778-8352
10305 N. Scottsdale Rd., Scottsdale, AZ 85253

Item #6: Building superimposed showing 3 adjacent building on either side.



Item #7: The building to the North is 27 Feet tall and the building to the South is 16 ft tall. Our building's highest point is 27'4".

ATTACHMENT #6

40-DR-2006
REV: 5/25/2006

Nystrom Offices
10309 N. Scottsdale Rd.
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
- AS Shown

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
- ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. Hose valve on east side of building

- ☒ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700 AT 1500 GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
- ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☒ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☐ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt Haz. SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Nystrom Offices 40-DR-2006

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Franklin Architects with a date of 4/04/2006.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Franklin Architects with a date of 5/25/2006.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Franklin Architects with a date of 5/25/2006.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Any new walls shall match the architectural color, materials and finish of the building.

OPEN SPACE:

Ordinance

- A. *With the final plans submittal, developer shall revise open space calculations/worksheet to reflect to correct height of the building and correct open space requirement.*

LANDSCAPE DESIGN:

DRB Stipulations

8. With the final plans submittal, developer shall provide landscaping in the rear of the building consistent with the landscaping proposed in the front of the building.

ATTACHMENT B

Ordinance

B. All plants shall be selected from the Phoenix AMA Low Water Use/Drought Tolerant Plants list.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

9. *At time of final plans, developer shall submit cut-sheets of the proposed exterior fixtures and identify options to demonstrate compliance with stipulations below.*
10. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
11. The individual luminaire lamp shall not exceed 250 watts.
12. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

13. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

14. Flagpoles, if provided, shall be one piece, conical, and tapered.

RELEVANT CASES:

Ordinance

- C. *At the time of review, the applicable zoning, BOA case(s) for the subject site were: 11-ZN-68, 49-BA-85, and 2-BA-05*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

15. Site Plan with Lighting and Landscaping for Nystrom Offices, prepared by Franklin Architects with a date of 5/23/2006.
16. Drainage Statement for Nystrom Offices at Paradise Valley Plaza, prepared by Grading & Drainage Engineers, Inc., dated 2/3/05, with a case submittal date of 4/4/06.
17. ALTA/ASCM Land Title Survey for Lot 56, Paradise Valley Plaza, prepared by Gervasio & Associates, Inc., dated 12/02/03, with a case submittal date of 4/4/06.
18. Topographic Survey for Nystrom, prepared by Surv Net Inc., dated 10/05, with a case submittal date of 4/4/06.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

19. Since the proposed office building will be located on a graded pad within an existing development, there will not be a significant increase in impervious area with the construction of the proposed building. The increase in runoff from the lot is negligible. Therefore, no additional storm water storage is required for this site. A stormwater storage waiver is not required.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

DRB Stipulations

20. Additional Stipulations as project demands.

INTERNAL CIRCULATION:

DRB Stipulations

21. The developer shall provide an ADA compliant, accessible path from the required parking spaces to the building entrance. The path of travel shall be continuous, stable, firm, slip-resistant, three feet wide, with no level changes greater than one quarter inch, and at a reasonable cross-slope. Entrances to buildings shall be either at grade or properly ramped.

Ordinance

- D. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

REFUSE:

DRB Stipulations

22. Unless otherwise approved by the City Sanitation Department, the developer shall build one refuse enclosure and locate it on the east side of the alley, with a 30 degree approach angle and oriented in the same direction as the existing enclosures. The approach slab for the enclosure shall be modified from the typical 30 ft length to a 10 ft length.
23. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards. Standard detail #2146-1 is for single enclosures.
24. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

E. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

F. Underground vault-type containers are not allowed.

G. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

H. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

25. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**Ordinance**

- I. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

26. On-site sanitary sewer shall be privately owned and maintained.

27. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- J. Privately owned sanitary sewer shall not run parallel within the waterline easement.